

027.0

0002

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

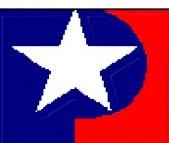
937,700 / 937,700

USE VALUE:

937,700 / 937,700

ASSESSED:

937,700 / 937,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
89-91		GRAFTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHAH HIMANSHU C & SUJATA	
Owner 2:	
Owner 3:	

Street 1:	91 GRAFTON ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	SHAH CHANDRAHAS & CHARU -
Owner 2:	LIFE ESTATE -
Street 1:	91 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2724 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D						
s						
t						

Gas:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	479,600	3,300	454,800	937,700		18527
							GIS Ref
							GIS Ref
							Insp Date
							07/29/17

PREVIOUS ASSESSMENT								Parcel ID	027.0-0002-0020.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	479,800	3300	4,950.	454,800	937,900	937,900	Year End Roll	12/18/2019
2019	104	FV	371,700	3300	4,950.	483,200	858,200	858,200	Year End Roll	1/3/2019
2018	104	FV	371,700	3300	4,950.	352,500	727,500	727,500	Year End Roll	12/20/2017
2017	104	FV	323,600	3300	4,950.	307,000	633,900	633,900	Year End Roll	1/3/2017
2016	104	FV	323,600	3300	4,950.	261,500	588,400	588,400	Year End	1/4/2016
2015	104	FV	287,300	3300	4,950.	255,800	546,400	546,400	Year End Roll	12/11/2014
2014	104	FV	287,300	3300	4,950.	210,300	500,900	500,900	Year End Roll	12/16/2013
2013	104	FV	299,300	3300	4,950.	200,100	502,700	502,700		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAH CHANDRAHAS	57410-304		9/8/2011	Convenience		1	No		
SHAH CHANDRAHAS	51548-504		8/7/2008	Family			No	No	
NELLIGAN JAMES	31432-293		5/24/2000		333,000	No	No		
	10325-217		7/26/1963			No	No	N	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/29/2017		MEAS&NOTICE							HS	Hanne S							
5/8/2009		Inspected							189	PATRIOT							
4/16/2009		Measured							197	PATRIOT							
10/24/2000		Hearing N/C							163	PATRIOT							
10/4/1999		Mailer Sent															
10/4/1999		Measured							267	PATRIOT							
8/9/1993									EK								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden			Full Bath:	2	Rating: Average											
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:	4 - Vinyl	10 %		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Average											
Color:	BEIGE			A Kits:		Rating:											
View / Desir:				Fpl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1916	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%										
Prim Int Wall:	2 - Plaster			Functional:			%										
Sec Int Wall:		%		Economic:			%										
Partition:	T - Typical			Special:			%										
Prim Floors:	3 - Hardwood			Override:			%										
Sec Floors:	4 - Carpet	25 %		Total:	26.4		%										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	170.00												
Bsmnt Gar:				Size Adj.: 1.08424318													
Electric:	3 - Typical			Const Adj.: 0.97757620													
Insulation:	2 - Typical			Adj \$ / SQ: 180.188													
Int vs Ext:	S			Other Features: 101500													
Heat Fuel:	1 - Oil			Grade Factor: 1.00													
Heat Type:	5 - Steam			NBHD Inf: 1.00000000													
# Heat Sys:	2			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor: 1.00													
Solar HW:	NO	Central Vac: NO		Adj Total: 651656													
% Com Wall		% Sprinkled:		Depreciation: 172037													
				Depreciated Total: 479619													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 027.0-0002-0020.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		118X18	F	FR	1916		20.44	T	50	104			3,300	
More: N	Total Yard Items:	3,300		Total Special Features:													
Total:		3,300															